

WASHINGTON

#6*

In **Washington**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$2,138**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$7,125** monthly or **\$85,501** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

\$41.11
PER HOUR
STATE HOUSING
WAGE

FACTS ABOUT WASHINGTON:

STATE FACTS	
Minimum Wage	\$16.66
Average Renter Wage	\$29.95
2-Bedroom Housing Wage	\$41.11
Number of Renter Households	1,090,864
Percent Renters	36%

MOST EXPENSIVE AREAS	HOUSING WAGE
Seattle-Bellevue HMFA	\$51.37
Bremerton-Silverdale MSA	\$39.56
Tacoma HMFA	\$39.56
Portland-Vancouver-Hillsboro MSA	\$38.40
Olympia-Tumwater MSA	\$35.44

MSA = Metropolitan Statistical Area; HMFA = HUD Metro FMR Area.

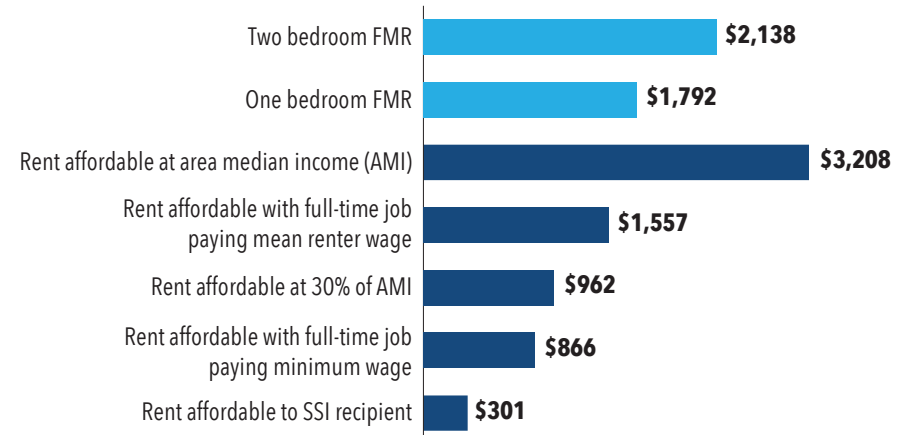
* Ranked from Highest to Lowest 2-Bedroom Housing Wage. Includes District of Columbia and Puerto Rico.

99
Work Hours Per Week At
Minimum Wage To Afford a
2-Bedroom Rental Home (at FMR)

83
Work Hours Per Week At
Minimum Wage To Afford a
1-Bedroom Rental Home (at FMR)

2.5
Number of Full-Time Jobs At
Minimum Wage To Afford a
2-Bedroom Rental Home (at FMR)

2.1
Number of Full-Time Jobs At
Minimum Wage To Afford a
1-Bedroom Rental Home (at FMR)



Washington	FY25 HOUSING WAGE	HOUSING COSTS			AREA MEDIAN INCOME (AMI)				RENTERS				
	Hourly wage necessary to afford 2 BR ¹ FMR ²	2 BR FMR	Annual income needed to afford 2 BR FMR	Full-time jobs at minimum wage needed to afford 2 BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2019-2023)	% of total households (2019-2023)	Estimated hourly mean renter wage (2025)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Washington	\$41.11	\$2,138	\$85,501	2.5	\$128,304	\$3,208	\$38,491	\$962	1,090,864	36%	\$29.95	\$1,557	1.4
Combined Nonmetro Areas	\$23.93	\$1,245	\$49,782	1.4	\$96,011	\$2,400	\$28,803	\$720	89,100	28%	\$15.97	\$831	1.5
<u>Metropolitan Areas</u>													
Bellingham MSA	\$31.58	\$1,642	\$65,680	1.9	\$108,400	\$2,710	\$32,520	\$813	33,703	36%	\$18.76	\$976	1.7
Bremerton-Silverdale MSA	\$39.56	\$2,057	\$82,280	2.4	\$124,300	\$3,108	\$37,290	\$932	32,019	30%	\$19.39	\$1,008	2.0
Kennewick-Richland MSA	\$28.90	\$1,503	\$60,120	1.7	\$105,600	\$2,640	\$31,680	\$792	32,876	31%	\$18.68	\$971	1.5
Lewiston MSA	\$23.23	\$1,208	\$48,320	1.4	\$87,100	\$2,178	\$26,130	\$653	2,492	26%	\$15.48	\$805	1.5
Longview MSA	\$27.00	\$1,404	\$56,160	1.6	\$85,500	\$2,138	\$25,650	\$641	14,693	34%	\$20.67	\$1,075	1.3
Mount Vernon-Anacortes MSA	\$32.71	\$1,701	\$68,040	2.0	\$111,600	\$2,790	\$33,480	\$837	15,124	29%	\$17.89	\$930	1.8
Olympia-Tumwater MSA	\$35.44	\$1,843	\$73,720	2.1	\$116,700	\$2,918	\$35,010	\$875	37,780	32%	\$19.74	\$1,026	1.8
Portland-Vancouver-Hillsboro MSA	\$38.40	\$1,997	\$79,880	2.3	\$124,100	\$3,103	\$37,230	\$931	66,312	33%	\$23.32	\$1,213	1.6
Seattle-Bellevue HMFA	\$51.37	\$2,671	\$106,840	3.1	\$157,100	\$3,928	\$47,130	\$1,178	505,992	41%	\$39.68	\$2,063	1.3
Spokane HMFA	\$27.77	\$1,444	\$57,760	1.7	\$100,800	\$2,520	\$30,240	\$756	77,953	36%	\$19.60	\$1,019	1.4
Stevens County HMFA	\$20.17	\$1,049	\$41,960	1.2	\$88,400	\$2,210	\$26,520	\$663	3,948	21%	\$14.62	\$760	1.4
Tacoma HMFA	\$39.56	\$2,057	\$82,280	2.4	\$120,800	\$3,020	\$36,240	\$906	122,063	35%	\$21.72	\$1,129	1.8
Walla Walla MSA	\$28.60	\$1,487	\$59,480	1.7	\$97,900	\$2,448	\$29,370	\$734	7,966	34%	\$14.88	\$774	1.9
Wenatchee MSA	\$28.62	\$1,488	\$59,520	1.7	\$96,500	\$2,413	\$28,950	\$724	16,266	35%	\$16.80	\$874	1.7
Yakima MSA	\$25.67	\$1,335	\$53,400	1.5	\$82,300	\$2,058	\$24,690	\$617	32,577	38%	\$16.37	\$851	1.6
<u>Counties</u>													
Adams County	\$20.71	\$1,077	\$43,080	1.2	\$76,400	\$1,910	\$22,920	\$573	1,950	31%	\$17.02	\$885	1.2
Asotin County	\$23.23	\$1,208	\$48,320	1.4	\$87,100	\$2,178	\$26,130	\$653	2,492	26%	\$15.48	\$805	1.5

† Wage data not available (See Appendix B).

1: BR = Bedroom

2: FMR = Fiscal Year 2025 Fair Market Rent.

3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.

4: AMI = Fiscal Year 2025 Area Median Income

5: Affordable rents represent the generally accepted standard of spending not more than 30% of gross income on gross housing

Washington	FY25 HOUSING WAGE	HOUSING COSTS			AREA MEDIAN INCOME (AMI)				RENTERS				
	Hourly wage necessary to afford 2 BR ¹ FMR ²	2 BR FMR	Annual income needed to afford 2 BR FMR	Full-time jobs at minimum wage needed to afford 2 BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2019-2023)	% of total households (2019-2023)	Estimated hourly mean renter wage (2025)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Benton County	\$28.90	\$1,503	\$60,120	1.7	\$105,600	\$2,640	\$31,680	\$792	24,163	32%	\$19.86	\$1,033	1.5
Chelan County	\$28.62	\$1,488	\$59,520	1.7	\$96,500	\$2,413	\$28,950	\$724	11,304	37%	\$16.99	\$883	1.7
Clallam County	\$23.94	\$1,245	\$49,800	1.4	\$90,400	\$2,260	\$27,120	\$678	9,364	27%	\$13.51	\$703	1.8
Clark County	\$38.40	\$1,997	\$79,880	2.3	\$124,100	\$3,103	\$37,230	\$931	65,348	34%	\$23.46	\$1,220	1.6
Columbia County	\$19.90	\$1,035	\$41,400	1.2	\$109,800	\$2,745	\$32,940	\$824	419	22%	\$22.39	\$1,165	0.9
Cowlitz County	\$27.00	\$1,404	\$56,160	1.6	\$85,500	\$2,138	\$25,650	\$641	14,693	34%	\$20.67	\$1,075	1.3
Douglas County	\$28.62	\$1,488	\$59,520	1.7	\$96,500	\$2,413	\$28,950	\$724	4,962	32%	\$16.09	\$837	1.8
Ferry County	\$17.94	\$933	\$37,320	1.1	\$80,700	\$2,018	\$24,210	\$605	765	24%	\$10.91	\$567	1.6
Franklin County	\$28.90	\$1,503	\$60,120	1.7	\$105,600	\$2,640	\$31,680	\$792	8,713	30%	\$15.31	\$796	1.9
Garfield County †	\$19.27	\$1,002	\$40,080	1.2	\$86,500	\$2,163	\$25,950	\$649	243	23%			
Grant County	\$22.62	\$1,176	\$47,040	1.4	\$91,700	\$2,293	\$27,510	\$688	11,853	34%	\$19.99	\$1,040	1.1
Grays Harbor County	\$22.38	\$1,164	\$46,560	1.3	\$89,000	\$2,225	\$26,700	\$668	8,212	27%	\$15.09	\$785	1.5
Island County	\$30.77	\$1,600	\$64,000	1.8	\$112,300	\$2,808	\$33,690	\$842	9,008	25%	\$17.34	\$902	1.8
Jefferson County	\$23.71	\$1,233	\$49,320	1.4	\$106,200	\$2,655	\$31,860	\$797	3,281	20%	\$16.49	\$857	1.4
King County	\$51.37	\$2,671	\$106,840	2.5	\$157,100	\$3,928	\$47,130	\$1,178	407,426	44%	\$42.54	\$2,212	1.2
Kitsap County	\$39.56	\$2,057	\$82,280	2.4	\$124,300	\$3,108	\$37,290	\$932	32,019	30%	\$19.39	\$1,008	2.0
Kittitas County	\$25.33	\$1,317	\$52,680	1.5	\$107,700	\$2,693	\$32,310	\$808	7,380	38%	\$13.48	\$701	1.9
Klickitat County	\$23.35	\$1,214	\$48,560	1.4	\$93,500	\$2,338	\$28,050	\$701	2,391	24%	\$17.80	\$925	1.3
Lewis County	\$24.17	\$1,257	\$50,280	1.5	\$92,100	\$2,303	\$27,630	\$691	8,349	26%	\$14.42	\$750	1.7
Lincoln County	\$19.63	\$1,021	\$40,840	1.2	\$91,000	\$2,275	\$27,300	\$683	1,001	21%	\$18.56	\$965	1.1
Mason County	\$24.25	\$1,261	\$50,440	1.5	\$104,300	\$2,608	\$31,290	\$782	4,791	19%	\$15.25	\$793	1.6
Okanogan County	\$20.25	\$1,053	\$42,120	1.2	\$78,200	\$1,955	\$23,460	\$587	4,867	28%	\$14.29	\$743	1.4
Pacific County	\$21.25	\$1,105	\$44,200	1.3	\$89,900	\$2,248	\$26,970	\$674	2,021	19%	\$12.76	\$663	1.7
Pend Oreille County	\$19.87	\$1,033	\$41,320	1.2	\$83,400	\$2,085	\$25,020	\$626	1,327	23%	\$14.10	\$733	1.4
Pierce County	\$39.56	\$2,057	\$82,280	2.4	\$120,800	\$3,020	\$36,240	\$906	122,063	35%	\$21.72	\$1,129	1.8
San Juan County	\$32.56	\$1,693	\$67,720	2.0	\$113,200	\$2,830	\$33,960	\$849	1,983	22%	\$15.89	\$826	2.0

† Wage data not available (See Appendix B).

1: BR = Bedroom

2: FMR = Fiscal Year 2025 Fair Market Rent.

3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.

4: AMI = Fiscal Year 2025 Area Median Income

5: Affordable rents represent the generally accepted standard of spending not more than 30% of gross income on gross housing

Washington	FY25 HOUSING WAGE	HOUSING COSTS			AREA MEDIAN INCOME (AMI)				RENTERS				
	Hourly wage necessary to afford 2 BR ¹ FMR ²	2 BR FMR	Annual income needed to afford 2 BR FMR	Full-time jobs at minimum wage needed to afford 2 BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2019-2023)	% of total households (2019-2023)	Estimated hourly mean renter wage (2025)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Skagit County	\$32.71	\$1,701	\$68,040	2.0	\$111,600	\$2,790	\$33,480	\$837	15,124	29%	\$17.89	\$930	1.8
Skamania County	\$38.40	\$1,997	\$79,880	2.3	\$124,100	\$3,103	\$37,230	\$931	964	19%	\$12.24	\$637	3.1
Snohomish County	\$51.37	\$2,671	\$106,840	3.1	\$157,100	\$3,928	\$47,130	\$1,178	98,566	32%	\$25.16	\$1,308	2.0
Spokane County	\$27.77	\$1,444	\$57,760	1.7	\$100,800	\$2,520	\$30,240	\$756	77,953	36%	\$19.60	\$1,019	1.4
Stevens County	\$20.17	\$1,049	\$41,960	1.2	\$88,400	\$2,210	\$26,520	\$663	3,948	21%	\$14.62	\$760	1.4
Thurston County	\$35.44	\$1,843	\$73,720	2.1	\$116,700	\$2,918	\$35,010	\$875	37,780	32%	\$19.74	\$1,026	1.8
Wahkiakum County †	\$20.54	\$1,068	\$42,720	1.2	\$71,300	\$1,783	\$21,390	\$535	308	15%			
Walla Walla County	\$28.60	\$1,487	\$59,480	1.7	\$97,900	\$2,448	\$29,370	\$734	7,966	34%	\$14.88	\$774	1.9
Whatcom County	\$31.58	\$1,642	\$65,680	1.9	\$108,400	\$2,710	\$32,520	\$813	33,703	36%	\$18.76	\$976	1.7
Whitman County	\$22.44	\$1,167	\$46,680	1.3	\$98,300	\$2,458	\$29,490	\$737	9,587	53%	\$14.65	\$762	1.5
Yakima County	\$25.67	\$1,335	\$53,400	1.5	\$82,300	\$2,058	\$24,690	\$617	32,577	38%	\$16.37	\$851	1.6

† Wage data not available (See Appendix B).

1: BR = Bedroom

2: FMR = Fiscal Year 2025 Fair Market Rent.

3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.

4: AMI = Fiscal Year 2025 Area Median Income

5: Affordable rents represent the generally accepted standard of spending not more than 30% of gross income on gross housing